NOTICE OF PUBLIC HEARING
CITY OF MONTEBELLO PLANNING COMMISSION

Conditional Use Permit 3-12 & Zone Variance 1-12
1200 South Greenwood Avenue

Project Description: The applicant, Scott Chung, is requesting a Conditional Use Permit to allow the off-site sale of beer and wine in conjunction with the relocation of a market (Olympic Meat Market and Deli) within an existing commercial shopping center (Greenwood Plaza). A Zone Variance is also requested to allow the requested off-site sale of beer and wine within 300 feet from a residential use. A Conditional Use Permit is required to allow alcohol sales in the C-2 zone, and a Zone Variance is necessary to deviate from section 17.61.040 of the Zoning Code prohibiting off-site alcohol sales within 300 feet of a residential use.

Zone: C-2 (General Commercial)

General Plan Designation: Commercial Boulevard

Environmental: This project has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (Public Resources Code §21080(b)(9); Administrative Code, Title 14, Division 6, Chapter 3, Class 1 §15301 (Existing Facilities). This exemption applies to additions, expansions, or alterations to existing structures where there is negligible or no expansion of the use.

NOTICE IS HEREBY GIVEN that the City of Montebello Planning Commission will hold a public hearing on the proposed application. The meeting is scheduled on:

Date: Tuesday, August 21, 2012
Time: 6:30 p.m.
Place: City Hall Council Chambers
1600 W. Beverly Blvd.
Montebello, CA 90640

Any party interested in speaking may appear at the public hearing and comment on the project. Written comments may also be mailed or delivered to the Planning Commission at the Planning Division office address identified below. If you challenge the matter in court, you may be limited to raising those issues you or someone else raised at the public hearing, or in written correspondence delivered to the City of Montebello at, or prior to, the public hearing.

For more information about the project and the related environmental documentation, or to schedule an appointment, please contact:

Contact Person: Lovell Williams
Phone: 323.887.1480 **Fax:** 323.887.1488
Email: lwilliams@cityofmontebello.com
Mailing Address: Planning Division, 1600 W. Beverly Blvd, Montebello, CA 90640
City Website: www.cityofmontebello.com

This notice is sent to all property owners within 300 ft. of this site and is posted at a minimum of 3 public locations within the City (including the subject site).

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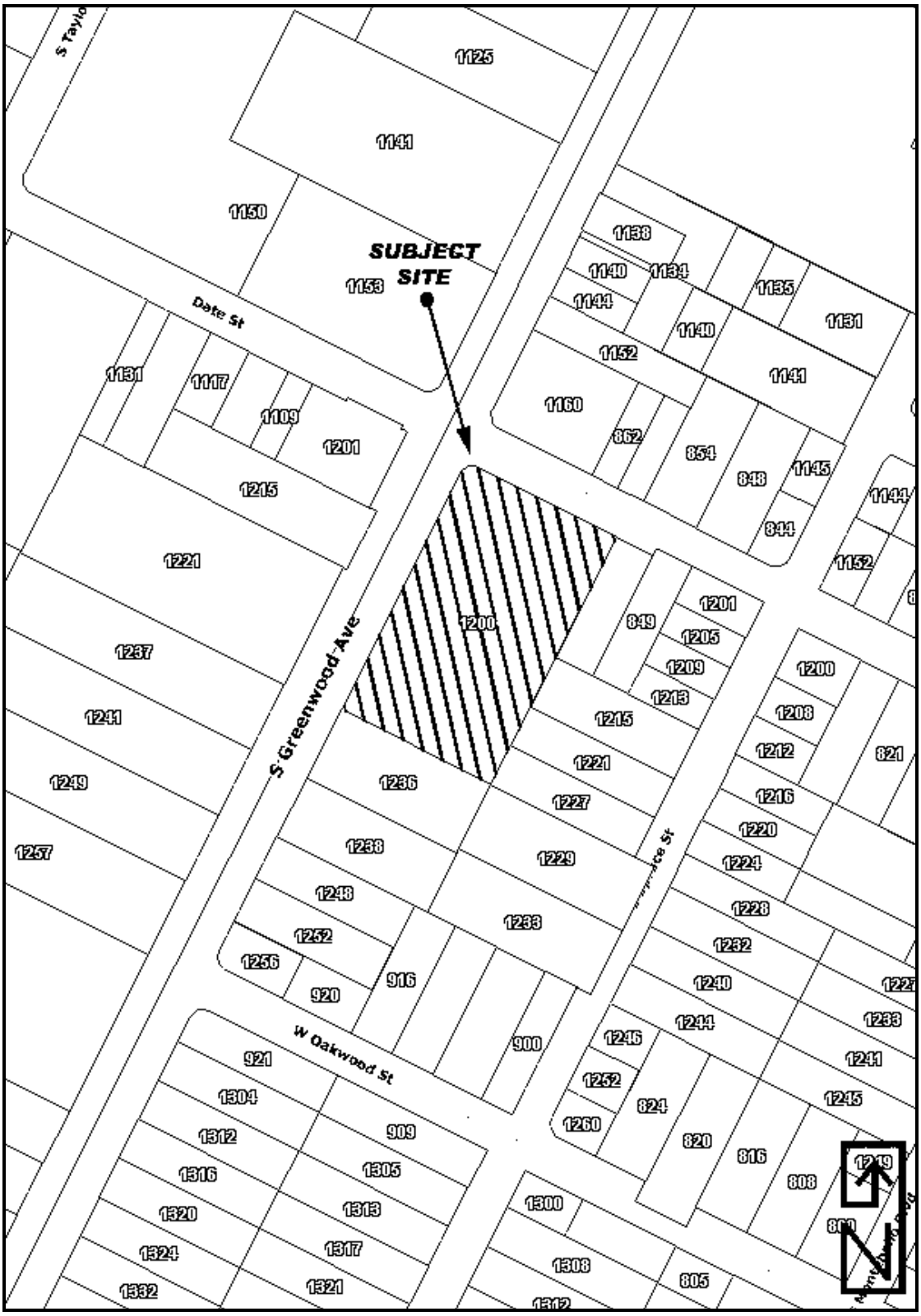

Location Map